

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

U 119119

AGREEMENT FOR JOINT VENTURE

This Amended agreement executed this 1<sup>st</sup> day April of 2014, at Jhansi by and between:

1) VIRENDRA KUMAR RAI s/o Shri C. L. Rai, Resident of Green Park Colony, SBI main branch compound, civil Lines, Jhansi; hereinafter called the,

-----First Party

2) VIJAY KUMAR SARAOGI s/o Late Shri Damodar Das Saraogi, resident of Janki Puram Colony, Civil Lines, Jhansi, hereinafter called the,

-----Second Party

3) SANJAY KUMAR SARAOGI s/o Late Shri Damodar Das Saraogi, resident of Basudeo Mohalla, Jhansi, hereinafter called the,

-----Third Party

4) PANKAJ JAIN s/o Shri Manohar Lal Jain Resident of A-7, Ramnath City, Rajgarh, Jhansi

-----Fourth Party

5) NEERAJ JAIN s/o Shri Manohar Lal Jain Resident of A-8, Ramnath City, Rajgarh, Jhansi

-----Fifth Party

6) BHARAT AGARWAL s/o Shri Makkhan Lal, Resident of Mugalpura, Rath, Hamirpur

-----Sixth Party

Virendra Kumar Rai  
Vijay Kumar Saraogi  
Sanjay Kumar Saraogi  
Pankaj Jain  
Neeraj Jain  
Bharat Agarwal  
NK Jain  
Rachhman Aggarwal  
Dmitry

कम सं० 139 दिनांक 7/4/14 मूल्य 500/-  
क्रेता का नाम श्री प्रमोद शिवलाल शर्मा एच डी एच पी  
पिता/पति का नाम .....  
पता गापुर डायाई गेट गणेश रीडिंग  
स्ट्राम्प विवेक नामदेव  
ला० नं० - 03-201 पुस्तक  
कलेक्टर का .....  
हस्ताक्षर



उत्तर प्रदेश **UTTAR PRADESH** s/o Shri Ramandas Anandani resident of 1051, Civil Lines, Jhansi **BVLI 402751**

-----Seventh Party

8) PRAMOD KUMAR SETH s/o Shri Narayan Das Seth Resident of 692/2, Civil Lines, Jhansi

-----Eighth Party

9) DHARMESH KUMAR SETH s/o Shri Pramod Kumar Seth Resident of 692/2, Civil Lines, Jhansi

-----Ninth Party

10) REKHA GUPTA w/o Shri J.P.Gupta Resident of 811/5A, Shakti Nagar Colony, Civil Lines, Jhansi

-----Tenth Party

11) SANJAY KUMAR GUPTA s/o Shri Rajeshwar Prasad Gupta Resident of C.P.Mission Compound, Jhansi

-----Eleventh Party

12) BAIDEHI SHARAN SARAOGI s/o Shri Ram Charan Saraogi Resident of 142, Basudev, Bada Bajar, Jhansi

-----Twelfth Party

13) PREM NARAYAN KANKANE s/o Shri Bhagwan Das Kankane Resident of Purana Bajar, Chirgaon, Jhansi.

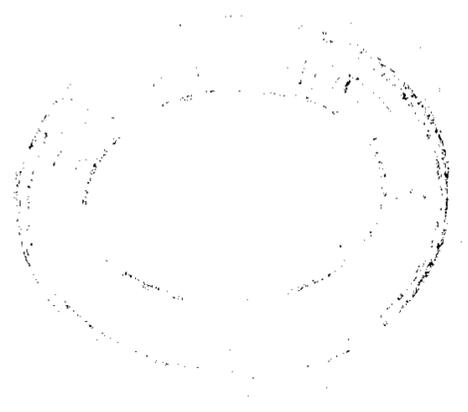
-----Thirteenth Party

14) ARPIT GUPTA s/o Shri Rajendra Prasad Neekhra Resident of Gram-Bar, Talbehat, Lalitpur

-----Fourteenth Party

NK Jain      Anandani      Anandani
   
 Kankane      Kankane      Kankane      Kankane      Kankane      Kankane      Kankane
   
 Neekhra      Neekhra      Neekhra      Neekhra      Neekhra      Neekhra      Neekhra

140 714114 1005  
कम नं० दिनांक मूल्य  
केला का नाम श्री बरका सिद्धार्थ 1083484/6  
पता नरेश हाफा नं० 2 30118 2/3 मय



स्टाम्प विवेक - नं० 142, दिनांक 31-03-2015 तक  
कलौक्रेट कामाण, झोंसी  
हस.ाकार



पचास  
रुपये

₹. 50

FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 843310

15) CHANDRA KANT GUPTA s/o Shri Ghanshyam Das Khard Resident of Purana Bajar, Chirgaon, Jhansi

-----Fifteenth Party

16) MAHENDRA KUMAR MITTAL s/o Late Shri Mahendra Lal Mittal Resident of C.P.Mission Compound, Jhansi.

Chaman

-----Sixteenth Party

17) RADHA RAMAN AGARWAL s/o Shri Gopi Nath Agarwal Resident of House no. 82, 3<sup>rd</sup> floor, Pocket 3, Rohini, Sector 22, New Delhi 86.

-----Seventeenth Party

18) RAJENDRA PRASAD NIKHRA s/o Shri Late Shri Ganga Prasad Nikhra Resident of Gram & Post Bar Distt. Lalitpur

-----Eighteenth Party

(The expression 'party' include and mean his heirs, successors, assignees, administrators and legal representatives)

WHEREAS the above parties have joined hands on 1.12.2001, to carry on the business of real estate in joint venture (hereinafter referred to as JV) under the name and style of M/s BASERA BUILDERS AOP, with principal place of business at Mayur Apartment Gwalior Road, Civil Lines, Jhansi.-284001. Whereas the parties to this agreement to give effect to the above desire had purchased lands in Buda Gaon, Bhojla & Simardha Dist Jhansi, for Joint venture in the names of the parties. And executed an agreement on 27.04.2005 The land belongs and shall continue to belong to the joint venture. The amounts spent by each parties stands credited in the books of joint venture. Now the this amended deed executed today due to change in the sharing ratio among the partner.

[Signatures]



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रुपये

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INDIA NON JUDICIAL

**उत्तर प्रदेश UTTAR PRADESH**

AU 009461

Whereas this agreement is being amended wef 01-04-2014 under the clause no 15 of the original deed dated 27-04-2005 by introducing one new clause and amend another clause as agreed by partners of the firm. Now The following clause has been amended/ introduced.

**INTRODUCTION OF THE NEW CLAUSE IN THE ORIGINAL DEED DATED**

1. THAT The Jhansi Development Authority (JDA) approved layout plan of "Ansal Basera City" is super imposed on sajra plan of the Basera Builders (AOP) land khasra No. wise plot details along with the name of the partner to execute the registry deed of the particulars plot is enclosed as per "Annexure B" on behalf of Basera Builders (Aop) and sale amount will deposited in bank account and No. one partner have no right to registered any registry in personal interest.

**AMENDEMENT IN THE CLAUSE NO 11 OF THE ORIGINAL DEED DATED**

1. All the receipts & Income of the JV shall be deposited in Escrow bank account of the JV. & after accounting for all expenses relating to the business of the JV. Shall be divided & distributed amongst the partners as per the ratio maintained in amended deed dated 1.4.2014

VIRENDRA KUMAR RAI	24.25%
VIJAY KUMAR SARAOGI	20.75%
SANJAY KUMAR SARAOGI	1.00%
PANKAJ JAIN	13.50%
NEERAJ JAIN	4.00%
BHARAT AGARWAL	5.00%
OM PRAKASH ANANDANI	8.50%
PRAMOD KUMAR SETH	3.00%
DHARMESH KUMAR SETH	1.25%

Radhakaman Agarwal (निदेशक)



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पचास  
रुपये

₹.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BEKHA GUPTA	3.00%
SANJAY KUMAR GUPTA	1.25%
BAIDEHI SHARAN SARAOGI	4.25%
PREM NARAYAN KANKANE	2.00%
ARPIT GUPTA	2.00%
CHANDRA KANT GUPTA	1.00%
MAHENDRA KUMAR MITTAL	2.00%
RADHA RAMAN	2.00%
RAJENDRA PRASAD NIKHRA	1.25%

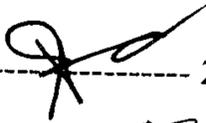
AU 009462

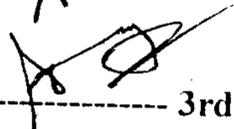
Witnesses :

1. J. Gupta & Lal R Gupta,  
8115A State hi Near an Colony  
Gwalior Road  
Jhansi
2. Nitin Agrawal / Sja. m. R. k. Agrawal  
37, Near Heerayan Bagh  
Jhansi - 284001

Signature of Partners

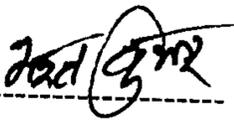
  
----- 1st Party.

  
----- 2nd Party.

  
----- 3rd Party.

  
----- 4th Party.

NKJain  
----- 5th Party.

  
----- 6th Party.

143 7/4/14 57  
क्र. सं. दिनांक मूल्य  
क्रेता का नाम श्री. वनेश विहारी 108 800 00  
पति/पति का नाम  
पता श्री. रामेश्वर ए. 9 वार्ड 215 मय

ग्राम्य विक्रेता-आर. नामदेव  
क्र. सं. - 142, वे.ता 31-03-2015 नं.  
कलेक्टर कम्पा. प्रौ.सी  
हस्ताक्षर

Om Prasad 7th Party.

D. K. Tewari 8th Party.

D. K. S. 9th Party.

Dr. S. C. Mishra 10th Party.

Dr. S. C. Mishra 11th Party.

Dr. S. C. Mishra 12th Party.

Dr. S. C. Mishra 13th Party.

Dr. S. C. Mishra 14th Party.

Dr. S. C. Mishra 15th Party.

Dr. S. C. Mishra 16th Party.

Radhakrishnan Agamwal 17th Party.

Dr. S. C. Mishra 18th Party.

Dundandi  
----- 7th Party.

Sk. Selu  
----- 8th Party.

SKS  
----- 9th Party.

श्री २०११ २५१  
----- 10th Party.

Harshraj  
----- 11th Party.

Bharadwaj  
----- 12th Party.

Shankar  
----- 13th Party.

शिव  
----- 14th Party.

Pratap  
----- 15th Party.

Jyoti  
----- 16th Party.

Radhakrishnan Agamwal  
----- 17th Party.

श्री २०११ २५१  
----- 18th Party.